

TIPP CITY COUNCIL STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO

MARCH 3, 2008

Study Session

Acting City Manager Bradley C. Vath opened the Study Session at 6:50 p.m. on this date.

Roll Call

Council Members in attendance included: William D. Beagle, Vickie K. Blakey, George H. Lovett, President Patrick A. Hale, John Kessler, and Dolores Gillis.

Others in attendance included: Utilities Director M. J. Eichman, Acting Law Director Brian Hulesman, Leo Grusenmeyer, *Dayton Daily News* reporter Nancy Bowman, and Clerk of Council Misty Cheshire.

**Discussion –
Wind Project**

Mr. Eichman used the attached PowerPoint presentation to outline the proposed Wind Power Project. He discussed wind energy and the development process and potential energy production.

Mr. Grusenmeyer would like to develop a wind farm. Mr. Eichman noted that a "Fatal Flaw" study was conducted and the Grusenmeyer property appears to be a good area for sitting of a Meteorological Evaluation Tower (MET) and potentially a utility scale wind turbine. Mr. Grusenmeyer is willing to execute agreements with Tipp City and pay ½ of the MET study as he did with the Fatal Flaw study. The total cost of the MET study is \$31,900.

If Council authorizes staff to proceed with the MET study, Mr. Grusenmeyer will begin obtaining permits and/or variances from Elizabeth Township and Miami County.

Mr. Grusenmeyer stated that he got this idea from a friend of his that built a similar wind farm. He noted that the MET tower would have a salvage value after the study or the tower could be sold to another entity.

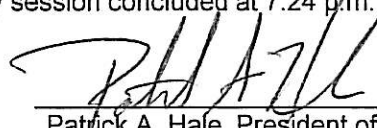
Mr. Kessler stated that Tipp City's logo is "Our Image is Growing". This project is progressive and would advance the City's technology. He supported the MET tower.

Mrs. Gillis supported the tower as well. She stated that Tipp City could be a leader in this technology.

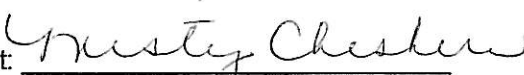
Mrs. Blakey stated that if Council approved the tower it was important to begin educating the community as well as students.

Adjournment

City Council voiced no objections to the project and directed staff to proceed. The study session concluded at 7:24 p.m.



Patrick A. Hale, President of Council

Attest: 
Misty Cheshire, Clerk of Council

Tipp City Wind Tower



M.J. Eichman
Director of Utilities
March 3, 2008

Summary of Wind Energy in US

- 11,603 MW total energy in 2006 with large scale turbines located in 34 states
- More than 2,400 MW installed in 2006 alone
- Estimated that 20% of US electricity needs could be met by wind energy; currently wind accounts for 0.2% of US energy supply

Wind Energy in Ohio

Utility Scale

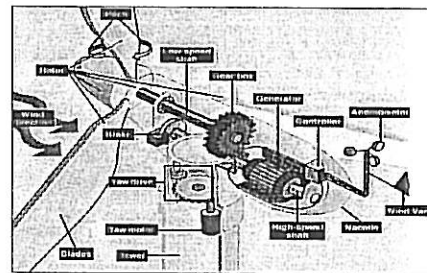
- Bowling Green – 7.2 MW (4 @1.8 MW)
- AMP-O & JW Great Lakes Wind LLC - 50 MW pending; grant rcvd in Aug. 2007
- Champaign & Logan Counties (Buckeye Wind Project @ 100 MW); grant rcvd in Aug. 2007

Small Scale

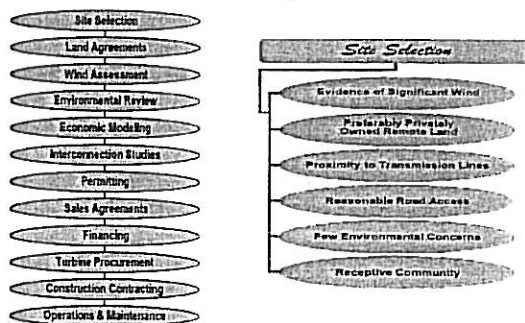
- Indian Lake High School in Logan Co – 10kw
- Great Lake Science Center in Cleveland – 224kw

Inside a Wind Turbine

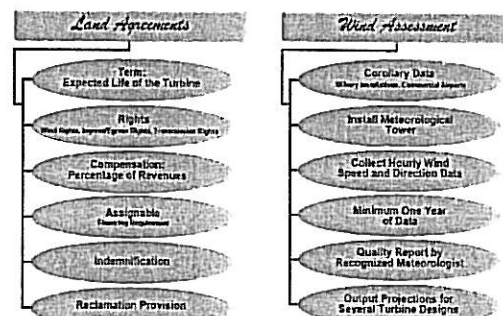
Instead of using electricity to make wind (like a fan), wind turbines use wind to make electricity



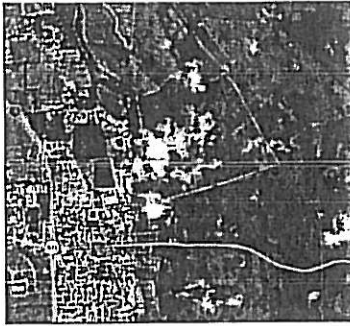
Wind Power Development Process



Wind Power Development Process

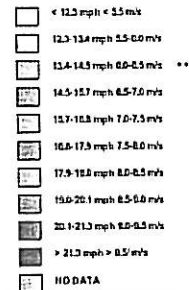
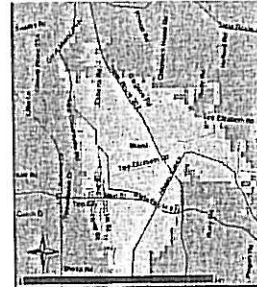


Grusenmeyer Site



Tipp City Wind Map – 100 Meters

Mean Speed - 100M
(m/s)



Fatal Flaw Study Summary

- Tipp City paid \$1,600 (1/2 of the total) for a fatal flaw study that began 11/1/07. Report completed in January 2008.
- The Grusenmeyer site "appears to be a good area for siting of a Meteorological Evaluation Tower (MET)"..... "and potentially a utility scale wind turbine". i.e. (BG -1.8 MW at 391 feet tall)
- A special use permit and variances will be required from Elizabeth Township/Miami County. (Height & Historic Township)
- Consideration needed within MCD flood zone. <B13 El.
- FAA "no notice required tool", MET tower w/o lighting or filing notice.
- Endangered species (Indiana Bat) may require future study.
- Potential avian migration route may require further study.

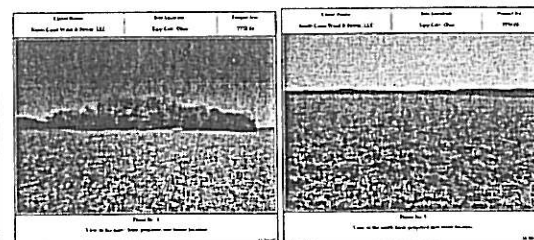
Project Summary

- Leo Grusenmeyer interested in developing wind farm
 - Willing to execute Agreements with Tipp City,
 - Willing to pay 1/2 costs of the MET study as he did with the Fatal Flaw Study.
- Fatal Flaw Study was positive.
- Connection with Tipp City Electric is feasible.
- Site has potential for "community sized" of 5 MW or less. Approx. \$10,000,000 (3 generators)

Next Steps

- Obtain zoning permits and/or variances from Elizabeth Township/Miami County.
- Estimated cost for MET equipment and professional services is \$31,900. Share 1/2 of cost for material, engineering, analysis and reporting (\$31,900/2 = \$15,950)
 - Note: Quote from Leitner Electric Co. - \$66,800
- Electric Fund – Electric Supplies and other contractual.
- Timing – 2-3 Months for permits. 2-3 months to obtain equipment and install. Monitor for 12 months.
- Collect, compile, review, evaluate and advise on wind speed resource information from MET study to determine if we move forward.

Questions



TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

MARCH 3, 2008

Roll Call

President Patrick A. Hale called to order the regular meeting of the Tipp City Council at 7:30 p.m. Roll call showed the following Councilmembers present: William D. Beagle, George H. Lovett, John E. Kessler, Patrick A. Hale, Vickie K. Blakey, and Dee Gillis.

Motion to Excuse Councilmember

Mr. Lovett moved to excuse Mayor Tim Evans, seconded by Mrs. Gillis. The motion carried.

In attendance: Acting City Manager Bradley C. Vath, Acting Law Director Brian Hulesman, Police Chief Tom Davidson, Finance Director Richard Drennen, *Dayton Daily News* reporter Nancy Bowman, *Tipp Herald* reporter Mike Kelly, *Independent Voice* reporter Matt Clevenger, and Clerk of Council Misty Cheshire.

Citizens signing the register included: Steven Chaney, Ken Oren, Phyllis Hale, Francis Allen, Matt Clevenger, Matt Owen, Bruce Denunger, Bill McGraw, and Scott M. Brownlee.

Invocation and Pledge of Allegiance

Pastor Ken Oren from Good Shepherd Church of the Brethren delivered the invocation. President Hale led the Pledge of Allegiance.

Approval of Agenda

Mr. Beagle moved to approve the agenda, seconded by Mr. Lovett. The motion unanimously carried.

Adoption of Minutes

Mr. Kessler moved, seconded by President Hale, to adopt the minutes of the February 19, 2008, City Council Meeting. The motion carried 5-0; Mrs. Blakey abstained due to absence.

**Presentation
DTCP Update**

Matt Owen, Executive Director of the Downtown Tipp City Partnership, provided an update for the 1st quarter of 2008. Mr. Owen announced that the DTCP had adopted a logo. The Farmer's Market would open June 14th and run through September 13th. Melissa Maclaughlan has volunteered to be the 2008 Market Manager. He noted that Spring Hill had been very supportive of this program and helped to alleviate their financial burden.

Windows on Tippecanoe will run June 14th through September 14th, followed by an Art Auction. Mr. Owen stated that the proceeds from the Auction will be used to begin a local Arts Council. This event is being chaired by Ellen Cotterman and Molly Spencer.

Mr. Owen reported that the Downtown Merchants Association has merged with the DTCP. A new committee will be formed and all money that was raised in the past and future by the Merchants Committee will be earmarked specifically for that committee.

Mr. Owen noted that signs along the Interstate are now in place and identify and direct motorist to the downtown district. In closing, Mr. Owen encouraged Council Members to contact him with any questions or comments, his door was always open.

**Ordinances
(First Reading)**

The following ordinance was presented to City Council for first reading, the second reading and public hearing will be held on March 17, 2008.

Mr. Kessler sponsored an ordinance to amend the zoning code and the map attached thereto by changing the zoning of +/-9.7275 acres (all of Inlots 4050 & 4051) located at 1361 West Main Street and 55 & 77 Kinna Drive from GB (General Business) and I-1 (Light Industrial) to HS (Highway Service) zoning classification.

Clerk of Council Summary: This ordinance will rezone the Kathy and Paul Lee property within the Menard Subdivision to Highway Service zoning classification.

Acting City Manager Report: Mr. & Mrs. Paul Lee have requested the rezoning of their property located at 1361 West Main Street and 55 & 77 Kinna Drive from the existing General Business and Light Industrial to a proposed Highway Service zoning designation. Mr. Vath noted that the Tipp City Planning Board at their February 12th meeting recommended this rezoning to City Council.

Motions
Banner Request
St. John the Baptist

Mrs. Gillis moved to approve the St. John the Baptist Church banner request for their festival for the period of June 16 to June 29, 2008, seconded by Mr. Beagle. The motion was approved by a vote of 6-0.

Banner Request
Tipp Pride Day

Mr. Beagle moved to approve the Tipp Pride Day banner request for Tipp Pride Day/Week for the period of April 11 to April 21, 2008, seconded by President Hale. The motion was approved by a vote of 6-0.

BZA Resignation

Mr. Lovett moved to accept the resignation of Dan Naas from the Board of Zoning appeals, and authorize the Clerk of Council to advertise for the unexpired term ending on December 31, 2008, seconded by Mrs. Blakey. The motion was unanimously approved.

GUM Annexation &
Service Agreement

Mr. Beagle moved to approve an Annexation and Service Agreement with the Ginghamburg United Methodist Church for the Main Campus, seconded by Mrs. Blakey. The motion carried with a vote of 6-0.

Citizen Comments

Phyllis Hale, N. Hyatt Street, expressed her concerns about the removal of trees during street projects. Although trees were being replanted, Ms. Hale noted that tall trees were of great value and should be retained if at all possible. She encouraged the City to continue planting additional trees too since Tipp City was a member of *Tree City USA*. She noted that tall trees provide shade, which extends the life of asphalt, encourages customers to shop longer, and provides a habitat for the Indiana Bats.

**Councilmember
Comments**

Mrs. Gillis encouraged citizens to vote on March 4th and asked that residents support the City's .25% income tax levy.

Mr. Lovett reported that he and Mr. Eichman recently attended the APPA conference in Washington, D.C. The City's goal is to keep electric reliable and financially feasible.

Mr. Beagle asked citizens to support the income tax levy.

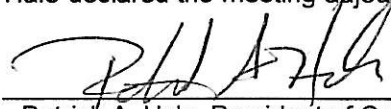
Mrs. Blakey thanked Nancy Bowman for the article she wrote about the Dog Park that was in the *Dayton Daily News*. She noted that the Dog Park was completely funded by private donations and grants.

**Acting City Manager
Comments**

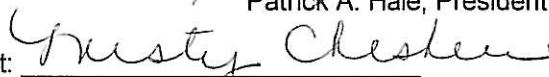
Mr. Vath noted that NAWA recently received two awards. The design work performed by URS Engineers on the NAWA water treatment plant was recognized by the American Council of Engineering Companies (ACEC). ACEC awarded URS the Outstanding Achievement Award for this project. Secondly, the Innovations Award was jointly awarded to the cities of Vandalia and Tipp City at the winter Ohio City Managers Association (OCMA) conference in Columbus for the NAWA project.

Adjournment

There being no further business, it was moved by Mrs. Blakey, seconded by Mr. Lovett, that the meeting be adjourned. The motion unanimously carried. President Hale declared the meeting adjourned at 8:00 p.m.


Patrick A. Hale, President of Council

Attest:


Misty Cheshire, Clerk of Council